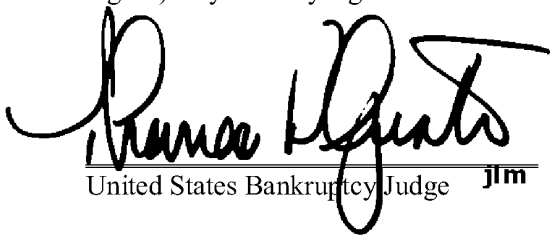


IN RE: Chad Robert Ristau Debtor	
PNC BANK, NATIONAL ASSOCIATION, its successors and/or assigns	BK. NO. 16-10723 TPA
Movant	CHAPTER 7
v.	Related to Docket # <u>27</u>
Chad Robert Ristau	
Respondent	
and	
John C. Melaragno, Trustee	
Additional Respondent	

ORDER MODIFYING SECTION 362 AUTOMATIC STAY

AND NOW, this29thday of November, 2016, at Pittsburgh, upon Motion of PNC BANK, NATIONAL ASSOCIATION, it is

ORDERED THAT: The Automatic Stay of all proceedings, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is granted and modified with respect to the subject premises located at 116 Conewango Avenue, Warren, PA 16365 (“Property”), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff’s Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff’s Sale (or purchaser’s assignee) may take any legal action for enforcement of its right to possession of the Property.



United States Bankruptcy Judge jlm

Certificate of Notice Page 2 of 2
United States Bankruptcy Court
Western District of Pennsylvania

In re:
Chad Robert Ristau
Debtor

Case No. 16-10723-TPA
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0315-1

User: aala
Form ID: pdf900

Page 1 of 1
Total Noticed: 1

Date Rcvd: Nov 29, 2016

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 01, 2016.

db +Chad Robert Ristau, 7 Conewango Place, Warren, PA 16365-2626

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 01, 2016

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 29, 2016 at the address(es) listed below:

Daniel P. Foster on behalf of Debtor Chad Robert Ristau dan@mrdebtbuster.com,
clarissa@mrdebtbuster.com; fosterlaw@ecf.inforuptcy.com; anne@ecf.inforuptcy.com
John C. Melaragno, Trustee johnm@mplegal.com,
jmelaragno@IQ7technology.com; katie@mplegal.com; kbernsley@hotmail.com; john.mello21@gmail.com
John F. Goryl on behalf of Creditor PNC BANK, NATIONAL ASSOCIATION bkgroup@kmlawgroup.com
Joshua I. Goldman on behalf of Creditor PNC BANK, NATIONAL ASSOCIATION bkgroup@kmlawgroup.com
Mark G. Claypool on behalf of Creditor Northwest Savings Bank mclaypool@kmgslaw.com,
knoxbank@hotmail.com; chartle@kmgslaw.com; mpol@kmgslaw.com
Matthew John McClelland on behalf of Creditor PNC BANK, NATIONAL ASSOCIATION
bkgroup@kmlawgroup.com
Office of the United States Trustee ustpregion03.pi.ecf@usdoj.gov

TOTAL: 7